

Project narrative:

The project is an existing block home, constructed in approximately 1951. The current status of the neighborhood finds all but one house on the stretch of 2nd Ave between Goldwater and 68th Street to have been converted already to the DOR2 zoning.

This requested re-zoning will allow the current owner to operate cuisine d'amis, a French country style kitchen, selling gourmet take out foods of all varieties. cuisine d'amis owners, Suzanne Evans and Michael Sanchez, are both classically trained in French cooking. Their love of fresh ingredients and quality food will show in the products they will sell. Their plans for the backyard include parking to be accessed from the alley, a vegetable and herb garden for use in their cooking, and a pleasant patio for sitting.

The front of the house will be a gentle conversion from house into a retail area. The front door will be enlarged, and the carport will be closed off for storage. Landscape will enhance a French country feel, as will trim colors and windows.

The interior will be converted to accommodate the current codes for ADA requirements for bathrooms and access, fire sprinklers, and HVAC requirements. The kitchen will be enlarged into a commercial kitchen, with the extra space coming from an existing storage/laundry room. No building additions are planned at this time.

We feel this business will have a positive impact on the downtown Scottsdale area. cuisine d'amis will enhance the city's goal of interesting and unique stores, restaurants and galleries that are a destination spot for tourist and locals alike. The warm inviting feel of cuisine d'amis will quickly become a part of the neighborhood, an inviting place to stop by and pick up a great meal, a loaf of bread or ingredients for a one's own gourmet cooking.



SENIOR RAE
ARCHITECTURE + ART

GENERAL NOTE
COORDINATE THE STRUCTURAL AND
MECHANICAL DRAWINGS WITH THE
ARCHITECTURAL DRAWINGS FOR SIZES
AND LOCATIONS.
ANY DISCREPANCIES &/OR CONFLICTS
SHALL BE REPORTED TO THE ARCHITECT
IN WRITING BEFORE PROCEEDING WITH
WORK.

Project:
CUISINE D'AMIS REMODEL
SCOTTSDALE, AZ
CITY, STATE

Drawing Title: **PROPOSED SITE PLAN**

Revisions

Date 12/03/03	Sheet Number A2.0
Job Number	
Drawn By KD	
Checked By VRS	Sheet of

KEY NOTES:

1. NEW HVAC UNIT
2. NEW VENT
3. NEW CONCRETE
4. VEGETABLE GARDEN
5. NEW PARKING, STABILIZED DECOMPOSED GRANITE
6. EXISTING TREES/ SHRUBS
7. EXTEND EXISTING CONCRETE PORCH
8. NEW LOW BRICK WALL

PROJECT DATA:

ZONING CASE # 620-PA-2003
PROPOSED ZONING: DO-R-1
EXISTING ZONING: R-3
GROSS SITE AREA= 10,250 SQ. FT.
GROSS BUILDING AREA= 1580 SQ. FT.
NET LOT AREA= 8670 S.F.
BUILDING HEIGHT= 12'-1"

OPEN SPACE CALCULATIONS:

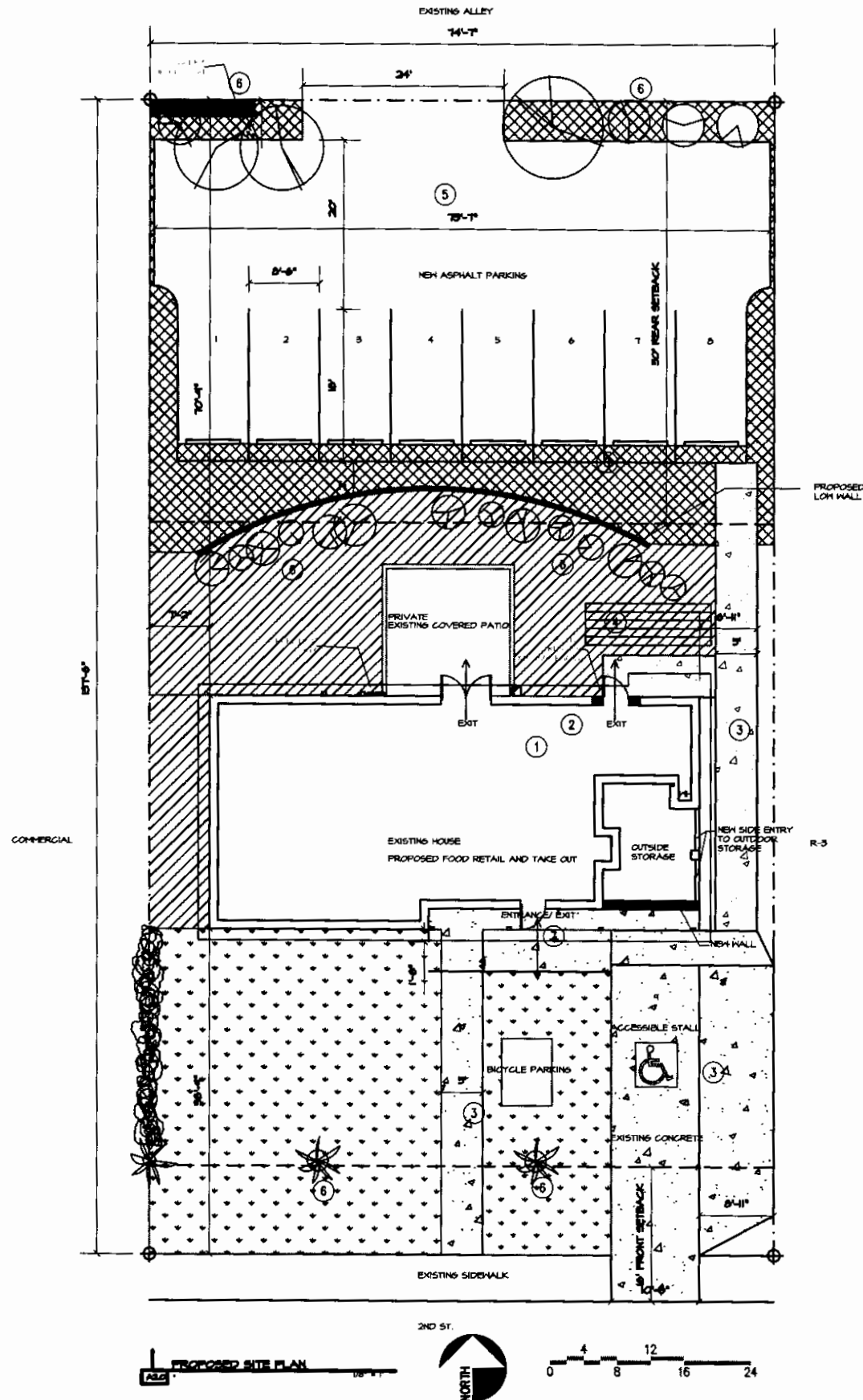
REQUIRED OPEN SPACE:
MAX. BLDG. HEIGHT = 13'-0" (EXISTING)
FIRST 12' HEIGHT = 10% x NET LOT AREA
= .10 x 8135 = 814 S.F.
NEXT 1' OF HEIGHT = 1' x .004 x 8135 = 32.54 SF

OPEN SPACE REQUIRED
814 + 32.54 SF = 846.54 SF
OPEN SPACE PROVIDED = 4,062 SF

REQUIRED PARKING
PER DOWNTOWN OVERLAY 6.1260:
1580/250 = 7 SPACES

PROVIDED PARKING:
8 + 1 ACCESSIBLE = 9 TOTAL SPACES

- ◀ DENOTES FRONT OPEN SPACE
1,942 SF TOTAL
- ▨ DENOTES OTHER OPEN SPACE
1,164 SF TOTAL
- ▤ DENOTES PARKING LOT LANDSCAPING
241 SF TOTAL
- DENOTES NEW WALL
- DENOTES EXISTING WALL



5-ZN-2004
3-26-04